

CONFIDENTIAL

13 JUN 1984

REAL ESTATE AND CONSTRUCTION DIVISION WEEKLY REPORT
FOR PERIOD ENDING 13 JUNE 19841. Progress Report Tasks Assigned by the DCI/DDCI:

None

2. Items or Events of Major Interest that have Occurred During the Preceding Week:

a. Northside Utility Line Project - The purpose of this GSA construction contract is to install new redundant steam and chilled water lines and an electrical ductbank from the power plant to the north side of the Headquarters Building. The existing utilities run from the power plant to the south end of the Headquarters Building. Construction began in early 1983 with a scheduled completion date of November 1983. Since a section of these utility lines, as originally designed, were in the footprint of the new building, the project had to be stopped and redesigned. For this reason, the scheduled completion date was delayed to 15 June 1984.

The electrical ductbank has been completed. The steam and condensate lines are nearly complete. One leak in the underground condensate line remains to be located and fixed. Steam line construction will be completed during a scheduled site outage on 15 June 1984 from 2400 hours to 1800 hours on 16 June 1984. The majority of the steam lines has been successfully pressure tested.

The underground chilled water lines have developed 11 leaks to date during the pressure testing process. One leak was due to a defective pipe section and the remaining leaks were at flanges and gaskets. The contractor is working two shifts per day and testing the underground piping in sections in an effort to expedite the testing and repair of leaks.

Once the steam and chilled water lines have been tested, they will be placed in service.

b. Replacement of Steam Condensate Piping in the Printing & Photography Building - Due to inadequate GSA maintenance at the boiler plant, leaks have developed in the steam condensate piping at the Printing & Photography (P&P) Building over the past several years causing damage to equipment and disruption of operations. GSA has funded a construction project to replace all the condensate piping in the P&P Building and perform other miscellaneous steam piping work in the building mechanical room.

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The bid opening for this project was in mid-May 1984 and GSA expects to award the contract by the end of June 1984. The approximate construction cost is \$25,000. [REDACTED]

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c. Northside Electrical Feeders - The purpose of the Northside Electrical Feeders is to provide an alternate feeder source to the Headquarters Building from the power plant. At the completion of the construction work, the Northside Electrical Feeders will become a completely redundant service entrance to the building capable of sustaining service indefinitely in case the south feeder line becomes inoperative.

The design of the Northside Electrical Feeders was completed on 30 April 1984. The construction documents were delivered to Mr. Arthur Carlucci, GSA representative within the New Building Project Office (NBPO). Mr. Carlucci plans to perform the installation of the new feeders as a change order to the bid package #1 of the New Building Project. Such action will assure the completion of the new feeder installation before the south feeder run is modified as called for under the bid package #1 project.

The Northside Utility Feeders are expected to be operational by January 1985. [REDACTED]

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d. Ames, Key, Chamber of Commerce Buildings Parking Access Controls - The negotiations are continuing on schedule with the lessors of these buildings. We are optimistic that the take over of the parking will be effective on 1 July 1984. However, the security enhancements may not be in place by that time. We are continuing to work with the Office of Security and Procurement Division on this matter. [REDACTED]

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e. Proposed Training Site - Office of Communications - The Director of Communications has advised us that the DDA has approved the acquisition of the facility which is located in the vicinity [REDACTED]. The Office of Communications is preparing a formal request to the DDA for his approval. RECD is continuing its discussions with the lessor and will consummate the agreement once final approval is received. [REDACTED]

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f. Office Space Available at Chamber of Commerce - The Office of Training (OTE) has indicated an interest in the 4,000 square feet space which is available on the ground floor of C of C. The Logistics Officer from OTE will meet with RECD to review the layout of the space to determine whether in fact it is suitable for their requirements. OTE intends to use the space for unclassified training. [REDACTED]

g. Memorandum of Implementation - Maintenance and Operations Agreement with GSA - A meeting is scheduled with GSA for 21 June 1984 at which time OL will make a final effort to complete the negotiations on the memorandum. [REDACTED] will attend this meeting. [REDACTED]

i. 2430 E Street - Submittals from the contractor, Continental Page for third floor CER & Wang Room, South Building have been reviewed by the A&E, Cobb & del Castillo, Ltd., and returned to the contractor. Electrical, mechanical, and architectural rough-in has been completed along with hanging of the expanded metal and gypsum wallboard. Work is on schedule.

Demolition will begin in the Conference Room, second floor, South Building, Saturday, 16 June 1984.

A cost proposal for the tunnel between East & Central Buildings has been accepted. Work will begin upon arrival of the pre-cast tunnel sections. [REDACTED]

j. [REDACTED] - Repaving and Drainage Improvements - Approximately 500 cubic yards of concrete paving have been placed in the truck staging area since 4 June 1984. A revised construction schedule is being prepared by GSA. [REDACTED]

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3. Significant Events Anticipated During the Coming Week:

None

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